

“Southwest Code Concerns”

presented to the

Southwest Action Team

by

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March 1, 2007

Southwest Code Statistics

- In the Southwest in 2006, Code Enforcement:
 - Answered 4,615 calls for service in the Southwest (5th out of the 5 Council Districts)
 - Most issues were resolved through voluntary compliance - without citation or abatement
 - Issued 295 citations
 - Conducted 8 Nuisance Abatements

Top Ten 2006 Southwest Code Issues

- 786 Weeds & Grass
- 515 Trash Out Early
- 420 Unclean Premises
- 248 Dilapidated Fences
- 185 Junked Vehicles
- 171 Parking in Yard
- 167 Overhanging Limbs
- 93 Illegal Watering
- 66 Stagnant Water
- 52 Businesses in Home

Mansfield Cardinal Rd Issues

- Several code issues are currently being addressed in this predominantly commercial and agricultural area
- Some properties have pre-existing and non-conforming status; however, not all are “grand-fathered” properties
- If you have any concerns regarding any property’s condition or activities, please report it and Code Enforcement will investigate

Substandard Southwest Properties

- **2 Dangerous/Substandard Structure (DSS) cases in 2006, both closed**

- 1 property rehabilitated
 - 5007 Trails Edge Dr
- 1 property demolished the city
 - 7204 Eden Tap Rd

- **11 Current DSS cases in 2007**

- 10 Active cases at various initial stages, but no pending orders at this time
- 1 scheduled for Dangerous Hearing
 - 832 Hems Ln on March 15th at 10 a.m., in Courtroom #2

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7204 Eden Tap Rd. Demolished By The City



AFTER

Code Enforcement Developments

- Code Ranger Program
 - Arlington residents volunteering their time to report code violations
 - Do your part for increased Code Enforcement and join today by phoning 817-459-6777, or emailing code@ci.arlington.tx.us
- Five new Code Inspector positions funded in 2007 budget
 - All five positions have been hired
 - Two positions deployed to the Southwest

Code Enforcement Trends

- **More properties are becoming rental investments for out-of-state owners**
 - Many such rental properties have disengaged property owners
 - Such properties often fall into a state of disrepair
 - If you see it, please report it!
- **Code Enforcement is more aggressive**
 - Issuing citations on violations directly contributing to neighborhood decline and degradation
 - Doing so enhances neighborhood vitality and livability

Reporting Violations

Residential vs. Commercial

■ Residential Violations

- Parking vehicles on approved surface?
- Outdoor accumulations of trash, junk or other items?
- Grass above 12 inches?
- Stagnant pool?
- How is the fence - broken or leaning?

■ Commercial Violations

- Is their signage broken or severely damaged?
- Is the parking lot maintained, or does it have pot holes?
- Is their outdoor storage screened from view?
- Do they have items on display outdoors?

Reporting Violations - But I don't know the address!

- Don't hesitate to contact Code Enforcement, even if you aren't sure of the address
- Simply provide the suspected block number and street name, or the street adjacent to the suspected code violation
 - i.e. - litter along the side of the road in the 400 block of W Sublett Rd.

Current Policies

- At this time, there's no change in policy regarding illegal signage, boats, trailers or recreational vehicles
- However, changes are being proposed to the Nuisance Chapter that will increase property maintenance and aesthetics

Code Enforcement Response Times

- Upon receipt of a reported code violation, properties are typically inspected within 3 - 6 business days
- Code Ranger complaints are inspected within 48 hours of receipt, with a status update provided to the Code Ranger complainant

Illegal Signs



Temporary Signs



Signs attached to street signs or utility poles



Streamer flags allowed only under certain conditions



Air balloons allowed only under certain conditions



Banners must be firmly attached to a building

Bandit Signs



Such signs are illegal, as they're not permitted within any Right-of-Way, Street Median, Street Sign, Utility Poles and other such areas

Code Enforcement Resolutions

- Upon confirmation of a code violation, Code Enforcement seeks to gain voluntary compliance by:
 - Issuing Notices of Violation (written warnings)
 - Issuing Citations for non-compliance (court imposed fine)
 - If applicable, nuisance abatements are conducted (city contractors remove violation at owner's expense)

To report a Code Violation:

- Phone us at 817 459-6777
- Email us at code@ci.arlington.tx.us
- Utilize the Citizen Action Request form, from city's web site - www.ci.arlington.tx.us
- Please be sure to include address and type of violation, optional to leave your name/address/phone number

Thank You

Any Questions